

## CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

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**P.A.S.:** Aspen Ridge 1<sup>st</sup> Addition Final Plat #02025 **DATE:** January 6, 2003

**SCHEDULED PLANNING COMMISSION MEETING:** **DATE:** January 22, 2003

**PROPOSAL:** A final plat consisting of 29 lots and 2 outlots.

**LAND AREA:** 14.6 acres, more or less.

**CONCLUSION:** Final plat is in conformance with the preliminary plat.

<b><u>RECOMMENDATION:</u></b>	Approval
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### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Outlot A, Aspen Ridge Addition, located in Section 33, T10N, R6E.

**LOCATION:** Generally located at S.W. 27<sup>th</sup> Street south of W. A Street.

**APPLICANT:** Aspen Builders Inc.  
6120 Village Drive, Suite B  
Lincoln, NE 68516  
(402) 423-6811

**OWNER:** Same

**CONTACT:** August Ponstingl  
Ross Engineering, Inc.  
201 N. 8<sup>th</sup>, Suite 401  
Lincoln, NE 68508  
(402) 474-7677

**EXISTING ZONING:** R-3, Residential

**EXISTING LAND USE:** Undeveloped

### **SURROUNDING LAND USE AND ZONING:**

North: Single family residences

AGR, Agricultural Residential

South: Agriculture R-3, Residential  
East: Single family residences R-2, Residential  
West: Single family residential, vacant AGR, H-4, Highway Commercial

**HISTORY:** Aspen Ridge Preliminary Plat No. 00013 was approved by the Planning Commission on **April 2, 2001**, and adopted by the City Council on **April 16, 2001**.

**ANALYSIS:**

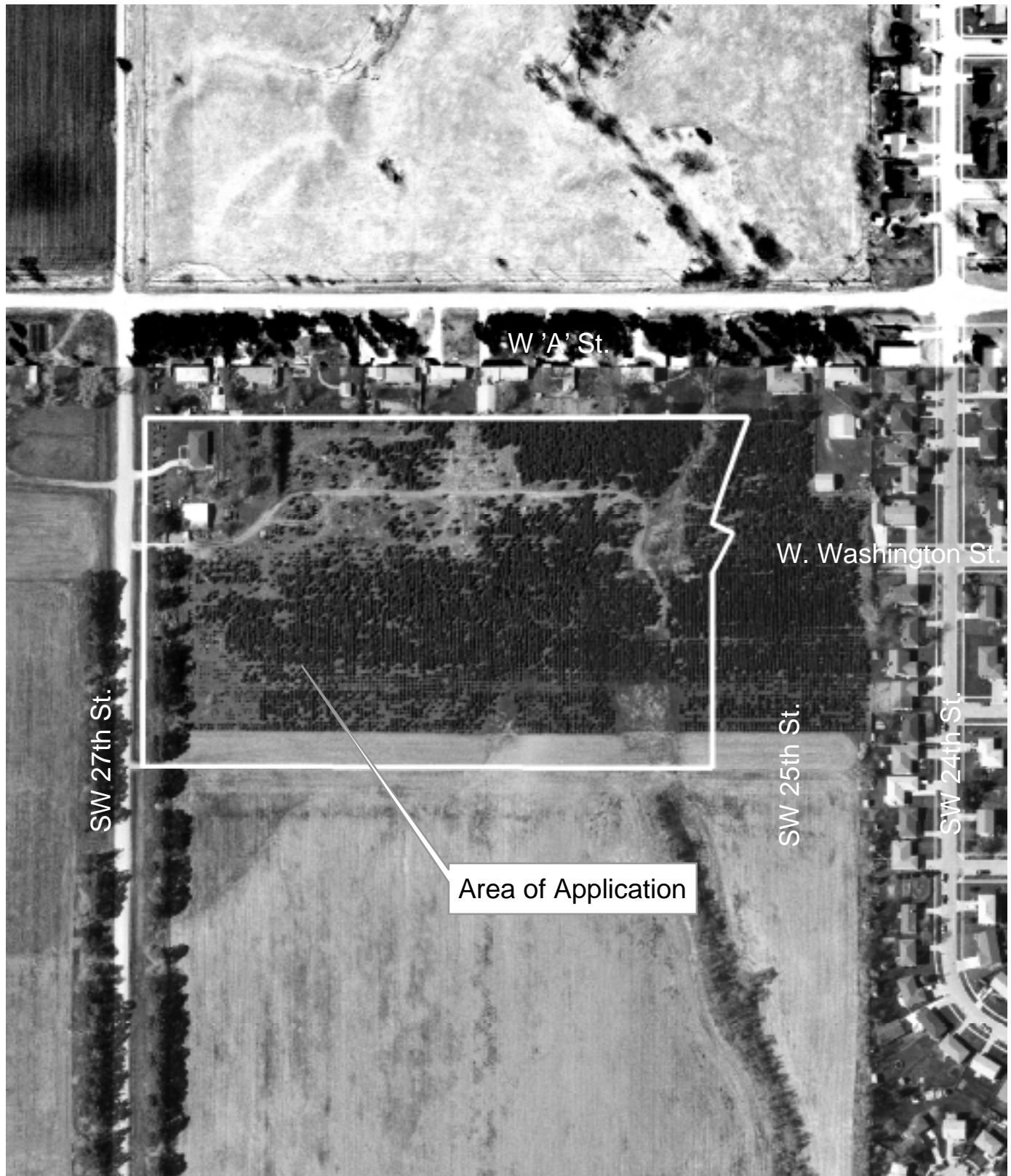
1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and ornamental lighting. Agreement of Escrow of Security Funds have been accepted for the completion of sidewalks, street trees, street name signs and permanent monuments.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

Prepared by:

Becky Horner  
Planner

attachments: Information from the applicant.  
Technical information.

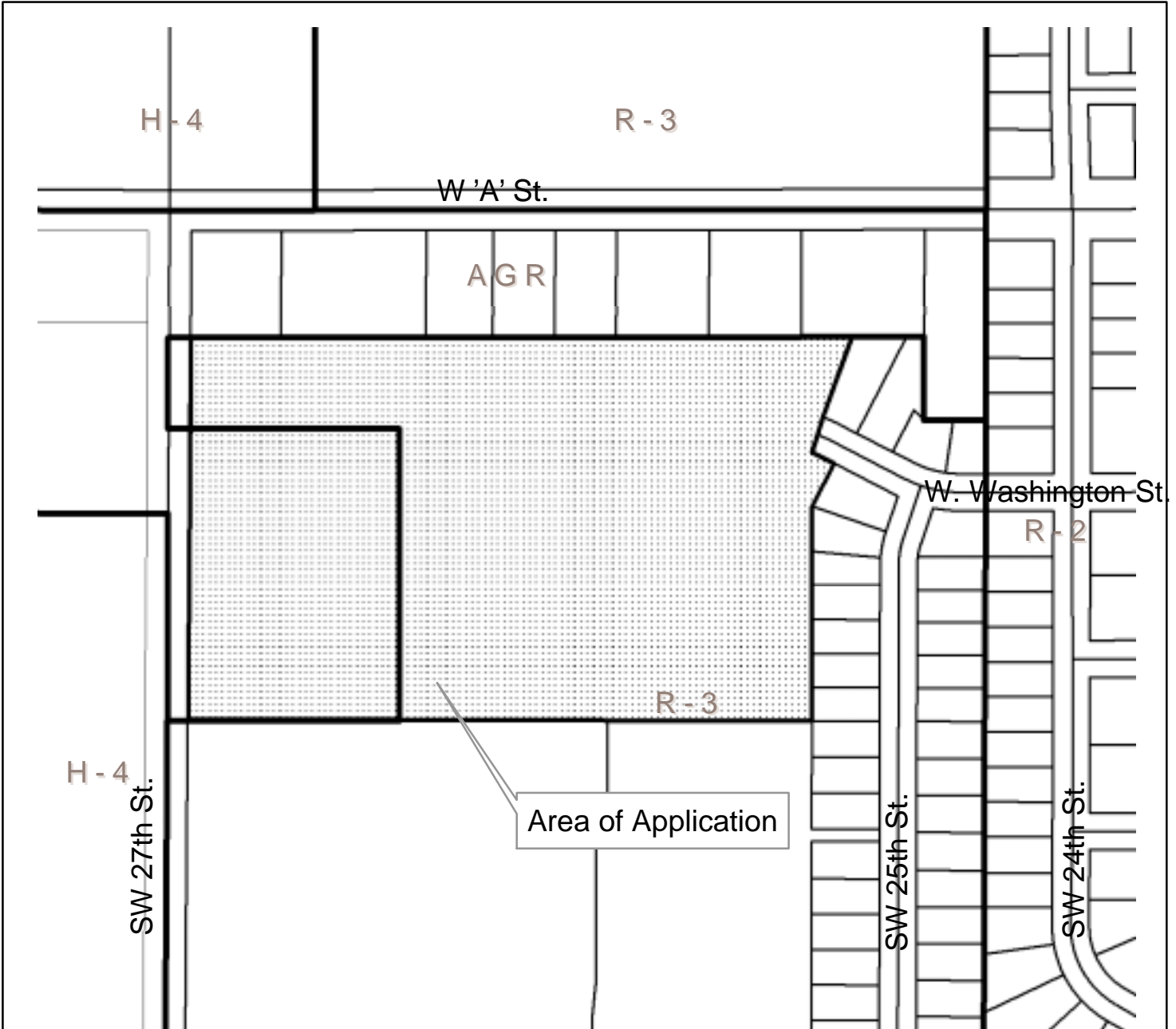
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**Final Plat#02025**  
**Aspen Ridge First Addition**  
**W. 'A' and SW 27th St.**



Lincoln City - Lancaster County Planning Dept.  
 Aerial 1999

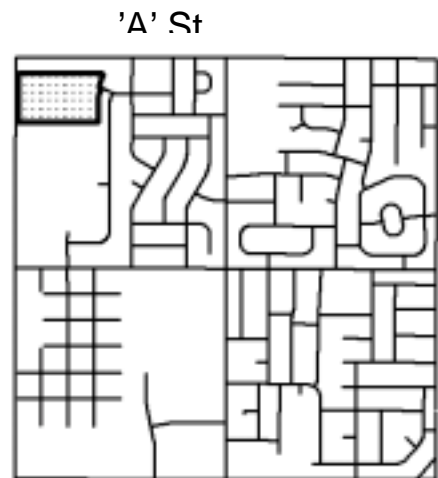
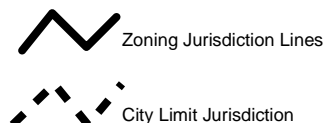


# **Final Plat#02025** **Aspen Ridge First Addition** **W. 'A' and SW 27th St.**

**Zoning:**

One Square Mile  
 Sec. 33 T10N R6E

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District



# ASPEN RIDGE FIRST ADDITION FINAL PLAT

## ASPEN RIDGE PRELIMINARY PLAT NO. 00013

SCALE: 1" = 60'

